

**Minutes of Special and Regular Meeting of Tuesday, August 22, 2017**  
**One Twin Pines Lane, Belmont, CA and Holiday Inn Springdale, 1500 South 48th Street,**  
**Springdale, Arkansas (Councilmember Lieberman)**

**CALL TO ORDER 6:00 PM**

**ROLL CALL**

COUNCILMEMBERS PRESENT: Hurt, Kim (arrived 6:15 p.m.), Reed, Lieberman (via teleconference), Stone

COUNCILMEMBERS ABSENT: None

**STUDY SESSION**

**Minimum Wage and Affordable Housing Impact Fee Offset for Prevailing Wage Projects**

City Manager Scoles noted that the City Council included a city minimum wage discussion at its priority setting held earlier in the year. He explained that the affordable housing impact fee discussion occurred at budget time. He clarified that the current minimum wage in Belmont is \$10.50 per hour, and that the minimum is established by federal and state regulations. He explained that prevailing wage is different in that it is required to be paid for all public works projects. He pointed out that San Mateo is the only city in San Mateo County with a local minimum wage that differs from other cities. He noted that Senate Bill 3 will increase the State minimum wage to \$15 by 2022 starting in January 2017, then adjusted by CPI (Consumer Price Index).

Discussion ensued regarding cities in Santa Clara County that have a higher minimum wage, including their enforcement programs.

City Manager Scoles noted that the City of Belmont established prevailing wage policy in 1990, but new state regulations have rendered it duplicative, and it should likely be adjusted and modified. He noted that the City Council could consider adjusting the housing impact fee adjusted if prevailing wage is paid for private development.

(At this time, being 6:15 p.m., Councilmember Kim arrived at the meeting.)

Council concurred to support some level of reduction of impact fee for paying prevailing wage on private development projects.

Mayor Stone noted that restaurant owners had mixed levels of support for a higher minimum wage due to having employees who receive tips.

Discussion ensued regarding experiences in San Mateo, which has a minimum wage ordinance in which the minimum wage scale is accelerated. Discussion also ensued regarding wages paid by certain retail establishments.

Mayor Stone expressed support for further discussion on this matter. He noted the need for more

outreach. He is in favor of accelerating the minimum wage faster than the State, but not in favor of increasing as fast as the City of San Mateo.

Councilmember Hurt concurred, and stated she would like to look at risk to certain businesses. She expressed the need to consider non-wage benefits beyond just minimum wage.

Councilmember Lieberman expressed his opposition to local regulation, as it is beyond City's level of expertise to evaluate impact on businesses. He pointed out that most cities who have accelerated are larger or much larger than Belmont. He expressed a strong preference to focus on other issues that have higher priority

Mary Morrissey Parden, Belmont Chamber of Commerce, stated that much of the information is anecdotal, and there is a need for better data to evaluate the impact on businesses. She noted that it is likely that the only minimum wage employers in Belmont are servers who receive tips, and that most businesses already pay above minimum wage. She expressed concerns regarding the impact of higher sales tax and a higher minimum wage.

Councilmember Kim stated that having owned a retail business, he understands the minimum wage impact. He concurred that most retailers in Belmont likely pay higher than minimum. Accelerating the minimum wage could put businesses at a disadvantage. He expressed support looking at this matter further. He pointed out that an accelerated minimum wage is not likely to assist the housing price issue.

Councilmember Reed noted that if Belmont does nothing, the minimum wage will rise to \$15. He stated he could not guarantee he could support acceleration, but would like more information before making a final decision.

Council concurred to do further outreach.

**RECESS** at this time, being 6:50 PM, to Closed Session to consider:

**A. CLOSED SESSION [Third Floor Conference Room]**

- (1) Conference With Legal Counsel (Govt Code Section 54956.9(d)(4))  
Significant exposure to litigation (Govt Code Section 54956.9(d)(2)): One case

**ADJOURNMENT 6:55 P.M.**

Terri Cook  
City Clerk

**REGULAR MEETING  
CALL TO ORDER 7:00 PM**

**ROLL CALL**

COUNCILMEMBERS PRESENT: Hurt, Kim, Reed, Lieberman (via teleconference), Stone

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COUNCILMEMBERS ABSENT: None

**PLEDGE OF ALLEGIANCE**

Led by the Bel-Mateo Babe Ruth Team

**REPORT FROM CLOSED SESSION**

City Attorney Rennie stated there were no reportable actions from the Closed Session.

**SPECIAL PRESENTATIONS**

**Proclamation Declaring Prostate Cancer Awareness Month (September)**

Mayor Stone read proclamation.

David Schwartz urged men to seek medical evaluation for early diagnosis of prostate cancer.

**Proclamation in Appreciation of Muslim Appreciation Month (August)**

Mayor Stone read the proclamation.

**Recognition of High School Summer Interns**

Mayor Stone presented awards. The students expressed their gratitude for the opportunity.

**Proclamation Honoring Randy Matheny, Retiring Ralston Middle School Teacher**

Mayor Stone presented the proclamation and provided some background and attributes of Mr. Matheny as a teacher and PE coach.

**Randy Matheny** paid tribute to his mother and stated that he used what he learned from his mother in his teaching and coaching.

**Proclamations Recognizing the San Mateo Daily Journal Sports Players of the Year, Sean Prozell and Cam Kondo**

Mayor Stone read the proclamations.

Sean Prozell thanked his family and teammates. Cam Kondo thanked the City of Belmont as well as the Carlmont community and her family.

**Proclamation Recognizing the Bel-Mateo Babe Ruth Team for winning the Northern California Championship**

Mayor Stone read the proclamation.

On behalf of the team, Cody Rafael thanked Mayor Stone, parents, and the City of Belmont for support.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Kathleen Beasley**, Belmont Library Manager, welcomed students back to school. She outlined

after school enrichment programs and teen volunteer positions that are available at the Library.

**Ellen McCarty**, Belmont resident, expressed concern regarding the recent incident in Charlottesville. She requested clarification regarding planning for potential similar marches in Belmont.

**Mary Morrissey Parden**, Belmont Chamber of Commerce, invited the community to a ground breaking for Belmont Oaks/Merry Moppet Open House.

### **COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Kim announced the upcoming Fire Department Annual Chili cookoff. He also announced that the Belmont Fire Department was holding CPR classes, and that the City of Belmont would be hosting the first outreach on how to best use proceeds from Measure I.

Mayor Stone made the following announcements: 1) Movie Night in Park, 2) Senior Showcase fair, 3) Assemblymember Kevin Mullin's Senior Care and Lifeplan Seminar, 4) Coastal Cleanup day, and 4) the upcoming Police/Fire Softball game. He pointed out that schools are just beginning their fall sessions and he urged drivers to exercise caution, especially in light of ongoing projects on Ralston Avenue and Cipriani, as well as CSUS (Crystal Springs Uplands School) traffic improvements.

### **ITEMS APPROVED ON CONSENT CALENDAR**

**Minutes of Special Meeting of June 19, 2017 (Measure I Interviews)**

**Minutes of Special and Regular City Council Meeting of June 27, 2017**

**Minutes of Special and Regular City Council Meeting of July 11, 2017**

**Motion to Receive Monthly Financial Reports**

**Ordinance 2017-1121** Amending City Code Chapter 16 Regarding Park Use Regulations

**Resolution 2017-058** Modifying the retiree health and medical benefits for a newly elected or appointed City Treasurer and restates the compensation and benefits for the City Treasurer

**Resolution 2017-059** Approving the installation of a "No Parking" sign between 410 and 412 Yorkshire Way

**Resolution 2017-060** authorizing the City Manager to execute a supply order for an amount not to exceed \$50,000 for the Old County Road Street Light Project

City Attorney Rennie read the title of the ordinance to be adopted.

**ACTION:** On a motion by Councilmember Reed, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved.

### **OTHER BUSINESS**

#### **Update on Status of 2035 General Plan & Interim Zoning, Belmont Village Specific Plan & Zoning, Climate Action Plan, and Environmental Impact Report (EIR)**

Community Development Director de Melo stated that the public comment period for the combined EIR (Environmental Impact Report) for the General Plan, the Belmont Village Specific

Plan, and the Climate Action Plan was coming to a close. He noted that staff will be working to schedule adoption hearings. He described the final EIR process.

Community Development Director de Melo stated that comments included jobs/housing balance, compliments regarding the process, comments from the ice skating community. He noted that some regional agencies submitted comments, but nothing of concern. He clarified that no comments were submitted that raise concern regarding the schedule for adoption hearings, to be held in the fall. He pointed out the challenge to address all the areas in the General Plan.

### **Tree Fund Policy, Tree Fees, and Outreach**

Parks and Recreation Director Gervais explained that followup actions are necessary after the adoption of the new tree ordinance revisions. He reviewed the current tree fund policy and described how tree funds are spent. He outlined recent changes made to tree fees, and pointed out that the tree fund is not sustainable under the new fee structure.

Discussion ensued regarding the use of an arborist and the associated increased costs. Parks and Recreation Director Gervais explained the importance of using a trained arborist. He noted that the increase in expenditures for the arborist are due to the shift of having the arborist issue permits rather than staff. He described the liability to the City that could result from an untrained staff member issuing tree permits.

Discussion ensued regarding the function of the arborist. Parks and Recreation Director Gervais indicated that an in-house arborist would cost substantially more than the current system.

Council concurred to have continuing discussion regarding this matter at future budget cycles.

Parks and Recreation Director Gervais provided a proposed tree fund policy. He noted that the effort should be on tree programs and not utilizing staff time. He clarified that only the arborist's time is paid from the tree fund. In-house staff time related to trees is paid from different budgets.

Discussion ensued regarding suggested modifications to the proposed policy.

Parks and Recreation Director Gervais outlined community outreach efforts regarding the recently revised tree ordinance.

Discussion ensued regarding the tree replacement in the medians, and the development of a tree canopy analysis to identify areas of Belmont that are lacking trees.

Discussion also ensued regarding in-lieu tree replacement fees. Council concurred to have a future discussion regarding these fee.

### **COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS**

**Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**

Councilmember Reed noted that he was in need of a permanent replacement for the Caltrain Modernization (Cal Mod) assignment.

Councilmember Kim described the discussion that took place at a recent San Francisco Airport Roundtable meeting.

Mayor Stone described a recent Sam Trans Board meeting. He noted that Councilmembers Kim and Hurt are the liaisons to the YAC (Youth Advisory Committee), and that the Parks and Recreation Department was in the recruitment process.

**Verbal report from City Manager**

Discussion ensued regarding final interview panel for Measure I. Council concurred to have Councilmembers Reed and Hurt interview the panel as a subcommittee.

City Manager Scoles noted that the City has received two responses from the affordable housing Request for Proposals, which are being evaluated. He announced the upcoming meeting for potential YAC candidates. He noted that NDNU (Notre Dame de Namur) students worked with staff to add plants around city hall as a beautification project. He described the upcoming Police/Fire softball game. He stated that staff was working on scheduling a Measure I community input workshop.

**Designating Voting Delegate and Alternate for League of California Cities Annual Conference September 13-15, 2017**

**ACTION:** On a motion by Councilmember Reed, seconded by Councilmember Hurt, and unanimously approved to appoint Mayor Stone as the League of California Cities voting delegate, and City Manager Scoles as the alternate.

**ADJOURNMENT at this time, being 9:35 P.M.,** in memory of those killed in the riots in Charlottesville, Virginia. 9:35 PM

Terri Cook, CMC  
City Clerk